App F IX-4
Previous References

1953-57
(C-H)

File No 115-53-
Serial Nos 1, 2, 3

Later References
CH/Rep/156/52

MYSORE GOVERNMENT SECRETARIAT

Serial Nos 3
159
E

Part B for September 1953.

SUBJECT

Enhancement of rents & stalls and shops in the various Markets of the Corporation

WD 03555—GPB—25 000—2 7 53

To

The Commissioner, Bijapur Corporation
L To 14/ dated 8.9.53
Requests to obtain the approval of the corporation to the decision

Statement showing the existing and proposed Rents

The Rent Enhancement (proposed by the Ad-hoc Committee) of Sri Krishnarajendra Market, Bangalore city

Sl.No.	Name of Section	Total No of shops	Details of shops		1942	1953	Enhancement proposed by Corporation	Ad-hoc Committee Proposal	Total Amount of Ad-hoc Committees proposal
1.	Frontage Shops	36		23	18-0-0	35-0-0	50-0-0	37-8-0	862-8-0
				13		50-0-0	60-0-0	50-0-0	650-0-0
2	Frontage Extension	17	1 to 8, 18, 23, 24, 26 & 27	14	20-0-0	35-0-0	50-0-0	40-0-0	560-0-0
			1 & 7	2	75-0-0	50-0-0	65-0-0	65-0-0	130-0-0
			No 9	1		50-0-0	60-0-0	60-0-0	60-0-0
3.	New Shops (Grain Bazaar)	22	63, 64, 64/1, 66, 67, 70 A, B, C, D, E	16	25-0-0	35-0-0	45-0-0	45-0-0	495-0-0
				5	62-0-0	15-0-0	30-0-0	23-0-0	115-0-0
4	Avenue Road	10		10	25-4-0	40-0-0	60-0-0	50-8-0	505-0-0
	" New shops	3		3	Nil	35-0-0	35-0-0	35-0-0	105-0-0
5	Cloth Bazaar	28		26	25-4-0	25-0-0	50-0-0	37-8-0	975-0-0
			1 & 28/	2	30-0-0	30-0-0	60-0-0	45-0-0	90-0-0
6	First Floor	34		31	Nil	30-0-0	35-0-0	30-0-0	930-0-0
			17 & 18	2	Nil	15-0-0	35-0-0	15-0-0	30-0-0
7.	Market Police Station	1		1	100-0-0	200-0-0	200-0-0	200-0-0	200-0-0
8	Canteen	1		1	Nil	410-0-0	410-0-0	410-0-0	410-0-0
9	Dark Rooms	2		2	Nil	5-0-0	6-0-0	6-0-0	12-0-0
10	Rare Line shops	37		36	11-12-0	16-0-0			

11	China lane	40	South North	20 20	12-0-0 12-0-0	20-0-0 20-0-0	30-0-0 20-0-0	20-0-0 18-0-0	400-0-0 360-0-0	
12	China Verandah	7	East	3 4	4-8-0 3-6-0	9-0-0 15-0-0	20-0-0 10-0-0	9-0-0 9-0-0	27-0-0 36-0-0	12-8-0 12-8-0
13	Fruit shops	16		16	5-10-0	5-10-0	15-0-0	10-0-0	160-0-0	12-8-0
14	West fruit Zinc stalls	20		20	5-0-0 to 8-4-0	12-0-0	10-0-0	9-0-0	180-0-0	
15.	Circle Shops	12	1,4,5,8,9 & 12	6	3-6-0	3-6-0	10-0-0	6-0-0	36-0-0	7-8-0
			2,3,6,7,10,11	6	5-10-0 to 7-0-0	5-10-0 to 7-0-0	15-0-0	10-0-0	60-0-0	12-8-0
16	Evening Bazaar	56	(40 to 67)	28	3/6/- to 8/-	3/6/to 4/-	10-0-0	8-0-0	224-0-0	
			(12 to 39)	28	"	"	"	7-0-0	196-0-0	8-0-0
17	Minor Industries	20		20	6/12/- to 9/-	6/12/ to 9/-	15-0-0	12-0-0	240-0-0	12-8-0
18.	N V.G.Stalls (Burnt)	8	1,4, & 8	3	Nil	Nil	60-0-0	30-0-0	90-0-0	Ground / Superstructure
			2 & 5	2	"	"	40-0-0	20-0-0	40-0-0	
			3,6, & 7	3	"	"	20-0-0	10-0-0	30-0-0	
18A	N V G Stallsxx (Including veranda)	26		26	1/11/ to 5/-	2-4-0	8/4/- to 12/-	7-8-0	195-0-0	
19	G N V Stalls	18		18	10-0-0	10-0-0	12-0-0	12-0-0	216-0-0	
20	Plantain lane	7		7	13/12/ to 16/-	14-4-0 to 60-0-0	30-0-0	30-0-0	210-0-0	
21.	Grain Bazaar shops	37		1	34-6-0	34-0-0	50-0-0	50-0-0	50-0-0	
			(36)	36	11/8 to 13/-	11/8/ to 13/-	30-0-0	18-0-0	648-0-0	22-8-0
22	Sethu Rao's lane	76	29 to 38	10	Nil	16/4 to 25/-	45-0-0	34-0-0	340-0-0	37-8-0
			39 to 63	25	"	11/4 to 13/8	25-0-0	22-8-0	562-8-0	
			64 to 88	25	"	4/- to 8/2	15-0-0	10-0-0	250-0-0	11-4-0
			89 to 104	16	"	Nil	10-0-0	10-0-0	160-0-0	
23	Mysore Road shops	23		22	11/8 to 30/-	11/8 to 30/-	30-0-0	25-0-0	55 0-0-0	25-0-0
			Beer shop	1	Nil	Nil	30-0-0	50-0-0	50-0-0	
									12319-0-0	

									12319-0-0
24	Vegetable stalls	82	42-56	15	1/11/ to 5/-	1/11 to 5/-	4-0-0	2-8-0	30-0-0 2-8-0
			70-82, & 1 to 41	54	"	2/13 to 5/8	"	4-0-0	216-0-0
			57-69	13	"	"	"	5-0-0	65-0-0
25A	Vegetable shop (Circle v verandah)		1		35-0-0	45-0-0	45-0-0	40-0-0	40-0-0 45-0
25.	Shroff Counter	1	1		Nil	5-0-0	5-0-0	5-0-0	5-0-0
26	East Fruit Stall	20	20		1-14-0	1-15-0	5-0-0	4-0-0	80-0-0
27.	Plantains stalls	44	44		1-14-0	1-14-0	5-0-0	3-12-0	165-0-0
28.	B N Kumkum Stalls	12	12		3-0-0	3-0-0	4-0-0	3-12-0	45-0-0 4-0-0
29	B Kumkum Stalls	6	6		5-0-0	5-0-0	5-0-0	5-0-0	30-0-0
30	New Kumkum Stalls	18	18		1/8 to 1/14	1-15-0	4-0-0	3-12-0	67-8-0 (67-8-0)
31	Kumkum Stalls	8	8		1-14-0	3-12-0-0	4-0-0	3-12-0	30-0-0
32	O C S Extension	2	2		4-0-0	4-0-0	8-0-0	8-0-0	16-0-0
33	Old Cloth stalls	29	1-20	20	10-0-0	10-0-0	10-0-0	10-0-0	200-0-0
			21-29	9	3-0-0	3-0-0	7-0-0	6-0-0	54-0-0
34.	Guzari Stalls	5	5		3-4-0 to 3/8	3/4/ to 3/8	6-0-0	5-0-0	25-0-0
35.	Behind Grain Bazaar Stalls	12	12		3-0-0	3-0-0	5-0-0	5-0-0	60-0-0
36.	Evening Bazaar Stalls	96	96		3-0-0	5-0-0	6-0-0	5-0-0	480-0-0
37	Foot path sittings	27	27		3-0-0	3-0-0	3-0-0	3-0-0	81-0-0
38.	Rear Line Stalls	1	1		4-0-0	15-0-0	15-0-0	15-0-0	15-0-0
39.	Vegetable Green Zinc	154	154		1-14-0	3/- to 4/-	5-0-0	4-8-0	693-0-0
40.	Green Zinc Stalls	60	60		1-14-0	5-0-0	5-0-0	4-0-0	240-0-0 4-0-0 (4
41.	Hurbs Green Zinc Stalls	60	60		"				240-0-0

42	Flower Hall Stalls	50	50	3-0-0	5-0-0	5-0-0	5-0-0	250-0-0
43	East Flower Stalls	14	14	1-14-0	3-0-0	4-0-0	4-0-0	56-0-0
44	Circle Verandah	52	1 to 26 | 26	2-0-0	2-0-0	6-0-0	4-8-0	117-0-0
			27 to 52 | 26	"	"	4-0-0	3-8-0	91-0-0
45	Bangle Stalls	13	13	1-14-0	1/14 to 5/-	4-0-0	3-12-0	48-12-0
46	China Stalls(Bunks)	4	4	"	1-14-0	15-0-0	7-8-0	30-0-0 10-0-0
47	Behind Minor Lines	12	12	2-0-0	2-0-0	6-0-0	4-0-0	48-0-0
48	Cuttlery stalls (pen)	1	1	1-14-0	1-15 -0	10-0-0	4-0-0	4-0-0 5-0-0
49.	Scrap Iron stalls	104	104	"	1-14-0	5-0-0	4-0-0	416-0-0
50	Bunk shops along the whole sale y ard	36	36	3-12-0	3-12-0	5-0-0	4-0-0	144-0-0
51	New flower stalls West gate	40	19 to 27 | 9	Nil	5-0-0	4-0-0	4-0-0	36-0-0
			1 to 18 | 18	"	"	5-0-0	5-0-0	90-0-0
			28 to 40 | 13	"	"	5-0-0	3-0-0	39-0-0 5-0-0
52	Under Easterm stare cases				10-0-0	10-0-0	10-0-0	10-0-0
						GRAND TOTAL		16576-4-0 + 260-0-0
								16836-4-0

CW
Calculate the Hire what it will be per month

Supdt.
L.S.G.
3/9/53.

Chief Minister's Office

Continuation Sheet

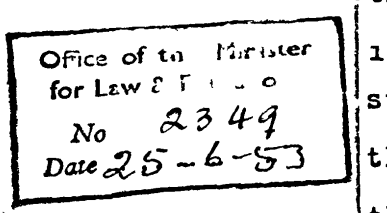
Enhancement of rents of stalls and shops in the various markets of the Corporation.

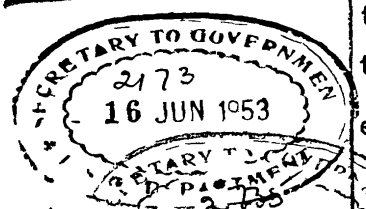
File No

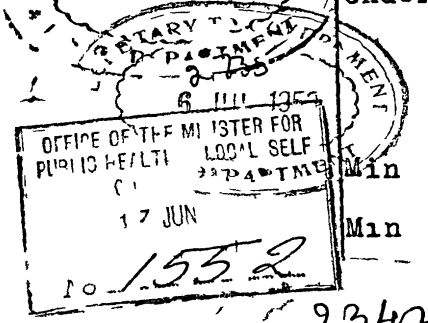
of

Page,

The subject was discussed with the Minister for Law & Education on Saturday the 13th June - 1953 The Commissioner of the Corporation was also present. The note sent by the Commissioner is placed below and it was brought to the notice of the Minister The enhancements that have been effected in the rents of the shops in Sri Krishnarajendra and Russell Markets are not very high compared to the rentals now prevailing for business houses in Bangalore City In fact there are many persons who are prepared to take even for double the amount now fixed for each shop by the Corporation. The Government have time and again asked the Corporation to improve their - finances The present attempt of the Corporation to enhance the rent is a step in the right direction. Apart from this, there is no provision in the Corporation Act under which the Government could interfere in this case also It is also understood that the parties propose to proceed against the Corporation in a Civil Court. In view of this, a copy of the petition will be forwarded to the Commissioner for disposal and the petitioners endorsed accordingly.







(G V K RAO) 16/6

Min L S.G. & P H
&
Min Law & Edn. 23/6/53

2342

Ack 24/6

Enhancement of rent of Shops and Stalls in K.R. Market - Bline

Chief Minister's Office

Continuation Sheet File No 1863/2nd of Page 1

4) DO letter to the Corporation, CAB, and Endorsement to the Police Commissioner are put up. The two drafts are for approval.

7/7/53

5) The personal clerk to the Secy phoned to me that the file may be sent to the Secy immediately. Hence resubmitted to the Secy.

9/7/53

Secy
Dy

SECRETARY TO GOVT 2912 10 JUL 1953 DEPARTMENT

6) The tenants of Shri Krishnarajendra Market met the Minister for L S G at 3 p m on the 10th July 1953 and presented a petition stating that the enhancement made by the Corporation in the rents may be set aside. The Commissioner of the Corporation was present during the interview. It was pointed out that the demand for Shri Krishnarajendra Market was only Rs 12,317-13-0 and that the enhancement proposed was only Rs 5,527/- The rate of rents proposed to be charged even after the enhancement is consideraly less than what is prevalent for similar shops near about that area. The duties of the Corporation are increasing day by day, and they are in need of additional resources. The Government could not, therefore, tell the Corporation to reduce the rent and lose a source of revenue. The representatives of the Market tenants felt that the enhancement proposed was not rational, and it appeared as if it had not been done carefully. They were thereupon requested to form a Committee amongst themselves and to put forward proposals which would result

1863/mb

Enhancement of Rent of Shops and Stalls in K R Market B'lore 3

---

in the Corporation getting an increased rent of at least Rs 5,500/- from Shri Krishnarajendra Market The enhancement may be distributed amongst the various kinds of shops in any manner considered reasonable by such a Committee and which could be accepted by a large majority (by a large majority) of the stall holders there The members of the ad hoc Committee were agreeable to this procedure, and they have promised to give their proposals within fifteen days If such proposals are received, it was agreed that it would be sent to the Corporation for favourable consideration particularly as it would mean no loss of revenue to the Corporation Pending receipt of such proposals, the Commissioner may be requested to stay further proceedings for a period of a fortnight The Commissioner may also be requested to examine whether the enhancement of rent has been legally done A detailed report on the petition now presented may be called for

Shivaram
8/7/53

7) Dft. Letter to the Commissioner, Corporation re petition for approval

11/7/53

8/7/53

2) Issue

To

The Commissioner C C B

No L 4691/C M 115-53-2 Dt 22-7-53

calls for a Report

A 27/7/53

1863 of 1870

Enhancement of Rent of Stalls and shops at the Krishnarajendra Market

---

Master Representation dated 24-7-53 from Sri S M Narasimhaiah giving their proposal regarding enhancement of Rent to Shops and Stalls at Krishnaraja market

—

Instructions of the Mayor for P A and L S G. Conveyed through the personal Assistant

9) " The matter may be discussed with Sriyuths Sagar and Narasimhaiah, when the L S G Secy and the Corporation Commissioner may also be present put up with References and a note by about 8th August 1953".

10) The Connected file is put up with the following office note on the case as per orders :—

" The Rents of Shops and Stalls of the Bazaar markets were enhanced by an average of 33⅓ with effect from 1.1.53 as per Resolution dated 11.12.52 of the Corporation after the entire matter was gone into by a Special Sub Committee and the question was

Serial No

decreased and examined thread bare both by the Standing Committee (T & C) and the Corporation

(2) The ad-hoc Committee of the Krishnarajendra Market, B'lore submitted a petition to Govt on 6 6 53 characterising the enhancement of rent as arbitrary and discriminate and anomalous calculated to bring about Revolution to the Traders.

They therefore Requested for a Reconsideration of the entire proposal and fix Rents on an equitable basis for the following Reasons

(1) The enhancement proposed is highly excessive and is far beyond the limits allowed even in a private land lord.

(2) Depression has set in the business market, and elsewhere and has reduced the turn over of business by 50% and more and the time therefore is inopportune for any enhancement.

(3) The Market merchant is a petty trader and is hardly a Capitalist, the sudden and abnormal enhancement as proposed will seriously effect his Standard of living which is

Contn Sheet

1863 of 1870

Enhancement of Rent of Stalls and Shops at the Krishnarajendra Market

---

Master Representation dated 24-7-53 from Sri S M Neeruvenkatappa giving their proposal regarding enhancement of Rent to Shops and Stalls at Krishnaraja market

—

Instructions of the Minister for P H and L S G. conveyed through the personal Assistant

9) " The matter may be discussed with Sriyuths Sagar and Neeruvenkatappa, when the L S G Secy and the Corporation Commissioner may also be present past up with References and a note by about 8th August 1953".

10) The Connected file as put up with the following office note on the case as per orders :—

" 1) The Rents of Shops and Stalls of the Various markets were enhanced by an average of 33⅓ with effect from 1 1 52 as per Resolution dated 11.12.52 of the Corporation after the entire matter was gone into by a Special Sub Committee and the question was

Serial No

decreed and examined thread bare both by the Standing Committee, C P & T) and the Corporation

(2) The ad-hoc Committee of the Krishnarajendra Market, B'lore submitted a petition to Govt on 6 6 53 characterising the enhancement of rent as arbitrary and discriminatory and unreasonable calculated to bring ruin and starvation to the tenants. They therefore Requested for a Reconsideration of the entire proposal and fix rents on reasonable basis for the following reasons

(1) The enhancement proposed is highly excessive and is far beyond the limits allowed even in a private land lord.

(2) Depression has set in the business market, and elsewhere and has reduced the turn over of business by 50% and more and the time therefore is inopportune for any enhancement.

(3) The Market merchant is a petty trader and is hardly a Capitalist, the sudden and abnormal enhancement as proposed will seriously effect his Standard of living which is

Enhancement of rent of Shops and Stalls in K.R Market

File No 9870 of 1953 St | General and Revenue Secretariat

Serial No

were now notably low the tenants in very many cases will be totally removed in case the enhancement proposed is to be enforced

(4) Fixing Rents for Shops and Stalls in the market on the basis of Rents claimed by private land lords will not be correct

(5) The Corpn markets are for the needs of its citizens whereas Shops are let out by private land lords for their own needs Several Restrictions imposed on tenants occupying Stalls and Shops in the Corporation markets are not found in the case of tenants occupying buildings belonging to private land lords

(6) The Market Merchant is paying an additional Special payment called the Gate-fee which works out in certain cases to more than 5% of the Rent

(7) An actual enquiry on the Spot Round about the market will show that the Rents even for private owned Shops have in the majority of the cases either not at all been enhanced even once

01404—GPB 40 000—18 10-52

Enhancement of Rent of Shops and Stalls on

Enhancement of Rent of Shops and Stalls on K R Market.

General and Revenue Secretariat

App F III-2]

File No 2870/and of 1953

Serial No

on the past 15 or 20 yrs or the aggregate enhancement will not exceed 25% and that in several cases the rate of rent in private owned buildings are comparatively lower than the Rents now existing (prior to the proposed enhancement) in their neighbouring market Shops

(8) The Rents of the market Shops have been enhanced several times from time to time from 1928 and this comes to 187% of what it was in 1928

(9) The Light Charges have also increased beyond proportions.

(10) The basis of enhancement has although been not to increase by more than 25% The enhancement now proposed works out to 180 to 200%, in many cases it is highly inappropriate that enhancement should be proposed in case where there has been increase several times

(11) The entire Community of market merchants should not be penalised by general enhancement for alleged prevalence, in some cases, of acts of Black as Sale taking on

Sheet

Serial No

transfer of leases, Such Cases are very few and undecided

(12) The Rents now demanded are highly discriminating and non-uniform

(13) This was followed up by letter meeting the Assistant for P.M and L.S.G on 10.7.53 and proceeding a further petition to set aside the enhancement made by the Corporation when the Councillor was also present Considering the financial needs and Commitments of the Corporation and the prevailing Rents in the area it was put to them to form a Committee among themselves and to give proposals which would result in the Corpn getting an enhanced Rent of at least Rs 5,500/- from Sri K R Market, the enhancement being distributed amongst the various kinds of Shops in a manner Considered Reasonable by the Committee and acceptable to a majority of the tenants thus they agreed to do the Corpn Councillor was thereupon requested in his office letter dated 22-7-53 to stay further proceedings for

Serial No

a further period of a fortnight

14) Agreeable with the above suggestion Sri S M Narasimha Kalappa has submitted a statement for of proposed enhanced Rents Considered very reasonable by the Committee of Tenants for the acceptance of the Govt. The proposal yields an addition of only Rs 4,259/ which is less by Rs 1,250/ of the Target fixed by the Govt at their meeting with the Revenue on 10.7.53.

15) The basic year for calculating the percentage of enhancement is 1939-40 The alleged increase of 150% to 200% taken by the 1948 as the basic year for setting aside the enhancement is therefore incorrect. The Commr also reports that not all the Tenants have been paying yearly fee The Rent Fixing Rents of Stalls and Shops markets is a power vesting exclusively in the Corporation under the Corporation Act

16) If a suitable date for decreasing the rates with Sri Sagar

Note—Contn Sheet

Enhancement of Rent of Shops and Stalls in K R Market

10 File No 2870/ord of 1953-54 | General and Revenue Secretariat

Serial No

read Sri Munisreekalappa is given, they and the Commissioner, Corporation will be informed by DF

Sec 3/8/53, GSR 3/8/53

17) These tenants have already approached the District Court for relief Strictly speaking these are cases in which the Rent Controller has to decide as to what rents can be fixed in respect of each stall the Corporation is in the position of a landlord and the occupant is in the position of a tenant Therefore, it is better to await the decision of the Court in this matter

SECRETARY TO GOVERNMENT 3848 -5 AUG 1953 GD PARTMENT

418

Secy) DSP

18) The Corporation itself is not claiming that they are in the position of a landlord They are claiming the money not as rent but as license fee I believe The matter may be discussed with the Commissioner on any date fixed by HM LSG

OFFICE OF THE MINISTER FOR PUBLIC HEALTH & LOCAL SELF GOVERNMENT 6 AUG 53 No 2395

Mem LSG) DF 5/8 LSG

SECRETARY TO GOVERNMENT 4104 6 AUG 1953 DEPARTMENT

19) I shall hear a few of the representatives of the Shop-keepers as already ordered the Commr of (Corporation) LSG Secy also be present

404—GPP 40 000—18 10-52

9853 DF 10/8 Secy

Enhancement of Rent of Shops and Stalls in K.R. Market

20) Reasonable for merely giving a Enhancement date and time to hear the representations of the Shop Keepers

Sec 11/8/53

P A to Hon Minister for A S G

11/8

OFFICE OF THE MINISTER FOR PUBLIC HEALTH LOCAL-SELF GOVERNMENT 11 AUG 1953 No. 2477

21) 18 8 53 at 2 pm

AS, me)

13/8/53

22) 13/8/53

3AUG1953 SECRETARIAT JUDICIAL BRANCH

13/8

23) Draft notice and draft D.O. letter to Mr. Cornour, C.C.B. are put up for approval.

13/8/53

Hearing notice No. L 5748 dated 13.8.53 to Sri. S.M. Narasimhaiah, Chairman, Ad. hoc. Committee, Sri K.R. Market

To the Secretary, C.C.B.

Sir,

I am to forward herewith a copy of the Hearing Notice No. L 5748 dated 13.8.53 in the matter of Enhancement of Rent of Shops and Stalls in K.R. Market. Representations if any received in this connection may please be placed before the Committee at the hearing.

OFFICE OF THE MINISTER FOR PUBLIC HEALTH & LOCAL SELF GOVERNMENT 17 AUG 1953 No. 2594

24) The file may now be referred to the P A to the P H and L S G ministers.

17/8/53.

P A to Minister) 25) 17/8

2870/ML Enhancement of Rent & Shops and Places over Rs 12 of Markets

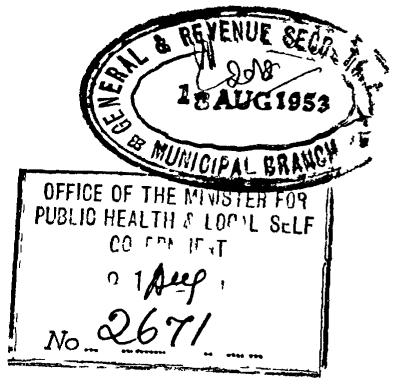
26) Returned to Assistant Secretary, Mdu 17/8/53

27) Do please intimate the date on which the Hon Minister wants to discuss with the Commissioners. 2594

28/8

PA to Minister Dels

28) 3-9-53 (Thursday) at 1 Pm 27/8/53


GENERAL & REVENUE SECTION
18 AUG 1953
MUNICIPAL BRANCH
OFFICE OF THE MINISTER FOR PUBLIC HEALTH & LOCAL SELF GOVERNMENT
No. 2671

29) Office notice of 5 M Memorandum and draft letter of the Corporation are put up

The two drafts are for approval.

25/8/53

30) Issue 27/8

25/8

To

1) The Secy. Municipal Council Palghat
No. L 6456 dt 31.8.53 with
Resolution noted in Reading

2) The Corporation, C C B
No. L.6458 dt 31.8.53
Requests the date of the proposed
discussion for Hearing.

The file may be Referred to the P I
for L S G Branch

31/8

2870/ml

Enhancement of rents of stalls and shops in K R Market

13

The matter was discussed by the L S O Secy to day with the Representatives of the Market the Executive C.C.B was also present A decision was arrived at subject to acceptance by the Corporation

32) A draft letter of the Executive C C B. is put up for approval as per instructions

33)

3/9/53

Secy

34) The representatives of the merchants of the Krishnarajendra Market met me on 3rd September 1953 The Commissioner, his Personal Assistant and the Revenue Officer of the Corporation were also present According to the original note that had been presented by the Commissioner, the rent that was being collected from the tenants of the Market was Rs 12,317-13-0 and this has been enhanced to Rs 17,844-13-0 The enhancement was Rs 5,527/- This had been taken as the basis for discussions on 10th July 1953 vide para 6 above and the representatives had been asked to work out what they considered to be rational In accordance with the agreement which was arrived at on 10th July 1953, the Committee have sent proposals which would result in the Corporation getting Rs 16,836/- per month When this was considered yesterday, the Commissioner pointed out that an arithmetical error had taken place and that the figure which would be arrived at after enhancement was Rs 20,058/- instead of Rs 17,844-13-0/

SECRETARY TO GOVERNMENT
5050
4 SEP 1953
L S O DEPARTMENT

Enhancement of rents of Stalls and Shops in K R Market

2870/54 14

---

which he had given originally This was indeed a serious mistake But it was pointed out to the representatives of the Market Association that it was a bonafide mistake It was also pointed out to them that additional efforts should be made to enhance the rent atleast in certain cases After a complete and careful consideration, enhancements were made in certain cases noted in the last column of the statement placed below (Flag E) This, I believe will increase the rent to about Rs 18,000/- a month The exact figure is being calculated separately This represents nearly 50 per cent increase over what originally prevailed, and seems to be quite reasonable The Corporation will be informed that it is worthy of acceptance, and it is hoped that they will find no difficulty in accepting it as a compromise solution of this long standing question

Letter for perusal before issue

G V K Rao
4/9/53

Minister, L S G)

OFFICE OF THE MINISTER FOR PUBLIC HEALTH LOCAL SELF GOVERNMENT
5 SEP 1953
No 2944

35) 6/9/53

SECRETARY TO GOVT
5130
7 SEP 1953
DEPARTMENT

36) Issue
To
The Collector, C.C No 3, 7/9
No L 7014 dated 5.9.53.
Requests the Collector to obtain the approval of the Corporation to the decision

Secs A. 5/9/53

37) Draft memo sent up for approval

38) Issued 19/1 R No L 13639/19-1-54

Enhancement of Rents of Shops and Stalls on Sir Leslie Wilson Avenue

[App F 111 2

General and Revenue Secretariat

File No 76 18/2nd of 1953-54

WD 02201—CPB—10 000—7 1 53

Serial No

From

The Commissioner, C C B

No A 3 par 365/53-St Dt 18.2.54

Attention is respectfully called to

3) The report of the Commissioner is for perusal the Corporation has accepted the Civic Medical proposal suggested following the meeting held on 3.9.1953 with the slight verbal modifications made by the Commissioner

4) The Corporation of the Calcutta Municipality for Rents of Shops and Stalls Regulation is therefore final As no further action is called for, the papers will be Recorded

Secy
Dy
26/2/54

28/2

8/3/54

It is gratifying to note that this vexed question has been satisfactorily settled

1-MAR 1954

GOVT. OF WEST BENGAL

5 MAR 1954

OFFICE OF THE MINISTER FOR PUBLIC HEALTH & LOCAL SELF GOVERNMENT

2 MAR 54

5682

NOTE-Contn Sheet

Minister

1/3/54

1/3

B. after the Regd Card

6/3/54

6/3

8/3

8/3

File No of 19

General and Revenue Secretariat

Serial No

1 (4)

Appendix F G—1]

SUBJECT Exchange of Rents of Stalls and Shops at the various Markets of the Corporation

Section C M
File No 115-53
Serial No 2

Diary No of letter replied to

No L 4691 /22-7-53

To

The Commissioner, B.C.C.
(Through the Mayor)

Sir,

I am directed to state that the tenants of Sri Krishnarajendra Market for P.H. & L.S.G. have viewed the resolution on 10.7.53 and presented petition to annul the decision of the Corporation to exchange the Rents of Stalls and Shops and stalls at the various markets of the Corporation. The same was passed and to

General and Revenue Secretariat
( )
the *195*

Date of issue

Signed by

List of enclosures

Copied by

Examined by

WD 01416—GPB—30 000—11 10-52

there that the Rate of Rents
proposed to be charged upon
after enhancement is considerably
less than what is prevalent
for similar shops near about,
the Repss petitioners expressed
a fear that the enhancement
proposed was not rational and
gave their impression that it
had not been done carefully
They have therefore been
advised to form a Committee
amongst themselves and to put
forward proposals which would
result in the Corporation getting
an increased Rent of at least
Rs 500/ from Sri. K R. Market,
the enhancement being distributed
amongst the various kinds of
shops in a manner considered
Reasonable by the Committee and
acceptable to a majority of the

Appendix F G—1]

SUBJECT

Section

File No

Serial No

Diary No of letter replied to

Gen eral and Revenue Secretariat

( )

the 195

Date of issue

Signed by

List of enclosures

Copied by

Examined by

State holders that question has been agreed to by them and their proposal as proposed to be sent after 15 days. Pending Receipt of their proposal, I am to request you to stay further proceedings for a period of a fortnight

In the meantime you may also commence whether the enhancement of rent is fair & and legally done and send a detailed Report as

Here petition which is sent
here herewith
pr The petition may be returned
after your Report

Yours faithfully

[illegible]

for Asst Secy
11/7/53

26/7/53

Mysore Government
xxxxxxxxxxxxxxxx/

L. 4691/eM115-53-2 22 July 53

The Asst.
L.S.G & Planning Departments

To

The Commissioner,
Corporation of the City of Bangalore,
(through the Mayor)

Sir,

Subject - Enhancementof rents of stalls and shops in the various markets of the Corporation

---

I am directed to state that the tenants of Sri Krishnarajendra for Public Health & Local Self-Government
Market interviewed the Minister/on 10th July 1953 and presented a petition to annul the decision of the Corporation to enhance the rents of stalls and shops in the various markets of the Corporation When it was pointed out to them that the rate of rents proposed to be charged even after enhancement is considerably less than what is prevalent for similar shops near about, the petitioners expressed a feeling that the enhancement proposed was not rational and gave the further impression that it had not been done carefully They have thereupon been advised to form a Committee amongst themselves and to put forward proposals which would result in the Corporation getting an increased rent of at least Rs 5,500/- from Sri Krishnarajendra Market, the enhancement being distributed amongst the various kinds of shops in a manner considered reasonable by the Committee and acceptable to a majority of the stall-holders This suggestion has been agreed to by them and their proposals is promised to be sent within 15 days Pending receipt of their proposal, I am to request you to stay further proceedings for a period of a fortnight

In the meantime you may also examine whether the enhancement of rent is fairly and legally done and send a detailed report on their petition which is sent herewith

The petition may be returned with your report.

Yours faithfully,

(V Hanumanthappa)
Asst Secretary to Government,
L S G & Planning Departments.

LNS.2 20/7.

0 JUL 1953
2276
GENERAL & REVENUE SECRETARIAT
2870
30 JUL 1953
MUNICIPAL BRANCH

BEFORE THE HONOURABLE MINISTER FOR LOCAL SELF GOVERNMENT
GOVERNMENT OF MYSORE BANGALORE

Petitioners - The Ad-Hoc Committee of the Tenants of Sri Krishnarajendra Market, Bangalore City

---

Petitioners submit as under --

1 Pursuant to the directions issued to them by the Government, the ad-hoc committee of the tenants of Sri Krishnarajendra Market have after due deliberation and anxious consideration prepared the statement herewith enclosed indicating therein the maximum rent that can be levied in respect of the shops in the Sri Krishnarajendra Market. The Committee has considered with utmost regard and respect to the financial needs and commitments and demands of the Corporation of city of Bangalore and the maximum possible enhancement in each and every case is mentioned by them in the statement enclosed. The rent mentioned in the statement are in almost all cases are severe and will work serious hardship to the tenants But the statement sets out the maximum possible rent in every case in order that the dispute regarding the rent may be set at rest and the corporation may extend its fullest sympathy and co-operation to its tenants

2 The Committee hopes that the spirit and the sincerety with which the statement is submitted by the Committee will be appreciated by the Corporation and there will always be continued co-operation between the tenats of the market and the corporation autocrities

3. The Committee submits that there are several difficulties, obstacles, and inconveniences in several parts of the market in the matter of ordinary amenities and the committee requests the corporation authorities to consider the grievances of the tenants and to rectify the shortcomings in order that the tenants may be enabled to pay enhanced rents as suggested by the Committee

4. The tenants of Sri Krishnarajendra Market are, in almost all cases petty merchants doing small scale retail business. They have invariably several disadvantages in the matter of working hours, payment of gate collection and the like and it will be impossible for the tenants to pay the enhanced rent unless sufficient notice is given to them enabling them to equip themselves in order that they may be enabled to pay the rents enhanced.

5. The Committee submits that the enhancement in rents may be given effect to from the 1st of September, 1953 or from such other date thereafter as may be fixed by the corporation authorities

Bangalore city,
Dated, July, 24, 1953

S M Munivenkatappa
Chairman Ad Hoc Committee

The Rent Enhancement Proposed by the Ad-hoc Committee of Sri Krishnarajendra Market, Bangalore City.

S.L.No	Name of Section	Total No. of Shops	Details of Shops	1942	1953	Enhancement proposed by Corporation	Ad-hoc Committee Proposal	Total amount of Ad-hoc Committees Proposal
1.	Frontage Shops	36 (1 to 8 & 18 23 26 27 35)	23	18-0-0	35-0-0	50-0-0	37-8-0	862-8-0
			13		50-0-0	60-0-0	50-0-0	650-0-0
2	Frontage Extension	17	14	20-0-0	35-0-0	50-0-0	40-0-0	560-0-0
			2	75-0-0	50-0-0	65-0-0	65-0-0	130-0-0
			1		50-0-0	60-0-0	60-0-0	60-0-0
3.	New Shops (Grain Bazaar)	16	11	25-0-0	35-0-0	45-0-0	45-0-0	495-0-0
		(63 64 65 66, 67)-5		62-0-0	15-0-0	30-0-0	23-0-0	115-0-0
4.	Avenue Road	10	10	25-4-0	40-0-0	60-0-0	50-8-0	505-0-0
	"(New Shops)	3	3	Nil	35-0-0	35-0-0	35-0-0	105-0-0
							37-8-0	
5.	Cloth Bazaar	28	26	25-4-0	25-0-0	50-0-0	~~XXXXX~~	975-0-0
			1 8 28	30-0-0	30-0-0	60-0-0	45-0-0	90-0-0
6.	First Floor	34	31	Nil	30-0-0	35-0-0	30-0-0	930-0-0
			17 & 18	Nil	15-0-0	35-0-0	15-0-0	30-0-0
7.	Market Police Station	1	1	100-0-0	200-0-0	200-0-0	200-0-0	200-0-0
8.	Canteen	11	1	Nil	410-0-0	410-0-0	410-0-0	410-0-0
9.	Dark Rooms	2	2	Nil	½5-0-0	6-0-0	6-0-0	12-0-0
10.	Rare Line Shops	37	36	11-12-0 to 20-0-0	16-0-0 to 18-0-0	30-0-0	24-0-0	864-0-0
			1A	Nil	15-0-0	15-0-0	15-0-0	15-0-0
11.	China Lane	40 South	20	12-0-0	20-0-0	30-0-0	20-0-0	400-0-0
		North	20	12-0-0	20-0-0	26-0-0	18-0-0	360-0-0
12.	China Veranda	7 East	3	4-8-0	9-0-0	20-0-0	9-0-0	27-0-0
			4	3-6-0	15-0-0	10-0-0	9-0-0	36-0-0

	Stalls	20	20	6-0-0 to 8-4-0	12-0-0	10-0-0	9-0-0	180-0-0
15.	Circle Shops	12	1, 4, 5, 8, 9 & 12	3-6-0	3-8-0	10-0-0	6-0-0	36-0-0
			2, 3, 6, 7, 10 & 11	7-0-0	7-0-0	15-0-0	10-0-0	60-0-0
16.	Evening Bazaar	56	(40 to 67)	3/6-to 8/-	3/6-to 4/-	10-0-0	8-0-0	224-0-0
17X	XXXXXXXXXXXXXX	28	28 (12 to 39)	"	"	"	7-0-0	196-0-0
17.	Minor Industries	20	20	6/12 to 9/-	6/12- to 9/-	15-0-0	12-000	240-0-0
18.	N.V.C. Stalls (Including Veranda)	26	26	1/11 to 5/-	2-4-0	8/4 to 12/-	7-8-0	195-0-0
18A	N.V.C. New Stalls (burnt)	8	1, 4, & 8	Nil	Nil	60-0-0	30-0-0	90-0-0
			2 & 5	"	"	40-0-0	20-0-0	40-0-0
			3, 6 & 7	"	"	20-0-0	10-0-0	30-0-0
19.	C.N.V. Stalls	18	18	10-0-0	10-0-0	12-0-0	12-0-0	216-0-0
20.	Plantain Lane	7	7	13/12 to 16/-	14-4-0 to 16-0-0	30-0-0	30-0-0	210-0-0
21.	Grain Bazaar Shops	37	1	34-6-0	34-6-0	50-0-0	50-0-0	50-0-0
			36	11/8 to 13/-	11/8 to 13/-	30-0-0	18-0-0	648-0-0
22.	Sethu Rao's Lane	76	29-38	Nil	16/14 to 25/-	45-0-0	34-0-0	340-0-0
			39-63	"	11/4 to 13/8	25-0-0	22-8-0	562-8-0
			64-88	"	4/- to 8/2-	15-0-0	10-0-0	250-0-0
			89-104	"	Nil	10-0-0	10-0-0	160-0-0
23.	Mysore Road Shops	23	22	11/8 to 30/-	11-8-0 to 30/-	30-0-0	20-0-0	550-0-0
			Beer Shop 1	Nil	Nil	30-0-0	30-0-0	50-0-0

~~12,309-0-0~~
12,319-0-0

S M Munuswamy Mudaliar
Chairman
Ad-Hoc Committee

	Brought Forward							12,319-0-0	12,319-0-0
25.	Vegetable Stalls	82	41-56	1/11 to 5/8	1/11 to 5/8	4-0-0	2-0-0	30-0-0	
4			70-82 & 1241	"	"	"	4-0-0	216-0-0	
			57-69 (13)	"	"	"	5-0-0	65-0-0	
25A.	Vegetable Shop (including Circle Veranda)	1	1	35-0-0	45-0-0	45-0-0	40-0-0	40-0-0	
26.	Shroff Counter	1	1	Nil	5-0-0	5-0-0	5-0-0	5-0-0	
27	East Fruit Stall	20	20	1/14	1-15-0	5-0-0	4-0-0	80-0-0	
28.	Plantains Stalls	44	44	1-14-0	1-14-0	5-0-0	3-12-0	165-0-0	
7									
29.	E.N. Kumkum Stalls	12	12	3-0-0	3-0-0	4-0-0	3-12-0	45-0-0	
29.	B. Kumkum Stalls	6	6	5-0-0	5-0-0	5-0-0	5-0-0	30-0-0	
30.	Kumkum Stalls	8	8	1-14-0	3-12-0	4-0-0	3-12-0	30-0-0	
31.	New Kumkum Stalls	18	18	1/8 to 1/14	1-15-0	4-0-0	3-12-0	67-8-0	
32.	O.C.S.Extension	2	2	4-0-0	4-0-0	8-0-0	8-0-0	16-0-0	
33.	Old Cloth Stalls	29	1-20	10-0-0	10-0-0	10-0-0	10-0-0	200-0-0	
			21-29	3-0-0	3-0-0	7-0-0	6-0-0	54-0-0	
34.	Guzari Stalls	5	5	3/4 to3/8	3/4to3/8	6-0-0	5-0-0	25-0-0	
35.	Behind Grain Bazaar Stalls	12	12	3-0-0	3-0-0	5-0-0	5-0-0	60-0-0	
36.	Evening Bazaar Stalls	96	96	3-0-0	5-0-0	6-0-0	5-0-0	480-0-0	
37.	Foot Path Sittings	27	27	3-0-0	3-0-0	3-0-0	3-0-0	81-0-0	
38.	Rear line Stalls	1	1	4-0-0	15-0-0	15-0-0	15-0-0	15-0-0	
39.	Vegetable Green Zinc Stalls	154	154	3-0-0	3/ to 4/-	5-0-0	4-8-0	693-0-0	

41.	Hurbs- Green Zinc Stalls	60	60	"	"	"	"	240-0-0
42.	Flower Hall Stalls	50	50	3-0-0	5-0-0	5-0-0	5-0-0	250-0-0
43.	East Flower Stalls	14	14	1-14-0	3-0-0	4-0-0	4-0-0	56-0-0
44.	Circle Veranda	52	1-26	2-0-0	2-0-0	5-0-0	4-8-0	117-0-0
			27-52	"	"	4-0-0	3-8-0	91-0-0
45.	Bangle Stalls	13	13	1-14-0	1/14- to 5/-	4-0-0	3-12-0	48-12-0
46.	China Stalls (Bunks)	4	4	"	1-14-0	15-0-0	7-8-0	30-0-0
47.	Behind Minor Lines	12	12	2-0-0	2-0-0	6-0-0	4-0-0	48-0-0
48.	Cuttlery Stalls (Pen)	1	1	1-14-0	1-15-0	10-0-0	4-0-0	4-0-0
49.	Scrap Iron Stalls	104	104	"	1-14-0	5-0-0	4-0-0	416-0-0
50.	Bunk Shops along the Whole Sale Yard	36	36	3-12-0	3-12-0	5-0-0	4-0-0	144-0-0
51.	New Flower Stalls (West Gate)	40	19-27	Nil	5-0-0	4-0-0	4-0-0	36-0-0
			1-18	"	"	5-0-0	5-0-0	90-0-0
			28-40	"	"	5-0-0	3-0-0	39-0-0
52.	Under Western Stare Case	1	1	"	10-0-0	10-0-0	10-0-0	10-0-0
						Grand Total		16,536-12-0 16,576-4-0

S M Muniveerakappa
chairman
Ad-Hoc Committee

5

Mysore Government
xxxxxxxxxxxxxxx/

L. 5768 13th Aug.

xxxxxxxxxxxxxx

Notice.

The Minister for Public Health and Local Self-Government will hear a few of the representatives of shop keepers, Sri Krishnarajendra Market, at 2 P.M. on Tuesday the 18th August 1953 in his Chambers, Old Public Offices, Bangalore.

(Sd.)
(V. Hanumanthappa)
Asst. Secretary to Government,
L.S.G. & Planning Departments.

To
Sri S.M. Munivenkatappa,
Chairman, Ad-hoc Committee,
of the Merchants of
Sri Krishnarajendra Market,
Bangalore City.

Copy forwarded to the Personal Assistant, to the Minister for P.H & L.S G.

(V. Hanumanthappa)
Asst. Secretary to Government,
L S G & Planning Deptts.

13th August 1953

Dear Sir,

I am desired to inform you that Minister for Public Health and Local Self-Government will hear a few of the representatives of the shop-keepers of the Sri Krishnarajendra Market, Bangalore City, at 2 P.M. on Tuesday the 18th August 1953 in his chambers, Old Public Offices, Bangalore, in connection with their petition for reduction of the rents of shops and stalls in the Market. I am to request you to kindly make it convenient to be present during the discussions.

Yours sincerely,

(V. Hanumanthappa)

To

Sri [illegible] H [illegible]APPA, B.A.,B.L.,
Commissioner, Corporation of
the City of Bangalore.

Copy to

1) The Secretary to L.S.G. & Planning Deptts.
2) " Personal Assistant to the Minister for P.H. & L.S.G.

G R S App F G 3

GENERAL AND REVENUE SECRETARIAT

~~(Continuation sheet draft form)~~

Subject 7

No L 6486/31-8-53

Notice

The Secretariat for P. H. and L.S.G. could hear a few of the Representatives of Shop keepers, Sri K R Market at 1.P.M. on 3-9-1953 in his Chambers, Old Public Offices, Blore. ~~You are requested to Represent the Opinion of the Committee~~

27/8
Asst Secy,
Labour Welfare Branch
25/8/53

To

Sri S M Narasimhachappa,
Chairman, Ad-hoc Committee
of the Merchants of Sri K R Market
Blore City

29/8/53

WD 01417– GPB 25 000—3-11 52

GOVERNMENT OF MYSORE

Mysore Government, ~~General and Revenue~~ Secretariat,

No 486

Dated, Bangalore 31 August *1953*

~~ENDORSEMENT~~

N O T I C E

Subject - Enhancement of Rent of Shops & Stalls in Krishnarajendra Market, Bangalore City

The Minister for Public Health and Local Self-Government willhear a few of the representatives of Shop-keepers, Sri Krishnarajendra Market, at 1 P M on 3rd September 1953 in his chambers, Old Public Offices, Bangalore You are requested to ~~represent~~ represent the opinion of the ~~Committee~~ along with a few of the representatives

(V Hanumanthappa)
Asst Secretary to Government,
L S G & Planning Departments

To

Sri S M Munivenkatappa, M A ,
Chairman, Ad-hoc Committee
of the Merchants of Sri
Krishnarajendra Market,
Bangalore City

LNS 28/8

28/8/53

G R S App F G 3

GENERAL AND REVENUE SECRETARIAT

(~~Continuation sheet draft form~~)

9

D o No L. 6(48) /31-8-53

Dear Sir

I am directed to enforce you that the Magistrate for P H Ghs. will hear a few of the Representations & the Shop Keepers of the K.R. Market, B'lore at 1 p.m on Thursday the 3rd Sept '53. in his chambers, Old public offices, B'lore I am to Request you kindly to make it convenient to be present during the hearing

Yours

[signature]
27/8

To

The Concern C C/s

(by name)

by
26/8/53

417- GPB—25 000—3 11 52

27/8/53

Sri V HANUMANTHAPPA B A (Hons.)
Asst Secretary to Government
Municipal Branch

MYSORE GOVERNMENT SECRETARIAT,

Bangalore Dated 31/August 1953

D O No L. 648

Dear Sir,

Subject - Enhancement of Rent of Shops & Stalls in Krishnarajendra Market,

I am desired to inform you that the Minister for Public Health and Local Self-Government will hear a few of the representatives of the shop-keepers of the Krishnarajendra Market, Bangalore, at 1 P.M on Thursday the 3rd September 1953 in his chambers Old Public Offices, Bangalore I am to request you kindly to make it convenient to be present during the hearing.

Yours sincerely,

(V.Hanumanthappa)

To

Sri K. VENKATAPPA, B A , B L.,
Commissioner, Corporation
of the City of Bangalore.

G R S App F G 3

GENERAL AND REVENUE SECRETARIAT

~~(Continuation sheet draft form)~~

5 copies

11

No L. 3014/E2
84-53

To

The Commissioner, C.C.B
(through the Mayor)

Subject, Enhancement of Rents of Shops and Stalls in Sri Veeshwarajendra Market, B'lore city

Sir,

I am directed to state that the Council Sri. Veeshwarajendra Market asks Representations various Associations of the Corporation markets in the city filed a petition before the Court on 6.6.53 praying to keep in abeyance the Resolution of the Corporation

dated 11 12.5.2 enhancing
the Rents of Stalls and
Shops in the various
markets of the Corporation,
pending orders of Govt
on the Representation from
the Members for L.S.G.
Discussions the matter with
the Secretary of the Market
on 10.7.83 when on a
note furnished by him
it was pointed out to
Govt that the annual
demand for the Sri K R Market
was Rs 12,317-13 0 P M
against which an enhancement
of Rs 5,527/- only was proposed.
Govt and that even the enhanced
Rents & Rent is Considerably
less than what is prevalent
for Similar Shops near about
that area They were for the
COCS that as the dealings of
the Corporation are increasing

day by day requiring additional Resources it was not possible to suggest ~~the Corporation~~ to reducing the rent or set aside the order Resolution on the ~~their~~ representing that the proposed enhancement was irrational and not based on any accepted principle, they were asked to form a Committee among themselves and give a proposal which would result in the Corporation getting an increase rent of at least Rs 5,500/ from Sri K R Market, in a manner which they Consider reasonable and acceptable to the majority of the Stall holders

WD 01417– GPB—25 000—3-11 52

pursuant to the above
directions of the Court, they
furnished a statement
accordingly wherein the maximum
rent that can be levied
in respect of the shops &
stalls in Sri U R Market
their proposal was for an
increase of the total monthly
rent ~~of the market~~ from
Rs 12,412/- to Rs 16,836-0-0.
which they argue was very
near to what the Court has
suggested

The Representatives of the
market again ~~conferred with~~ met
the Ld C in a Conference at
the Chambers of the Receiver
for P H & L S G on 3.9.93
when the Counsel. it was
brought to notice by you
that the Bank owing to
an architectural error
the refurbishment proposed by

G R S App F G 3

GENERAL AND REVENUE SECRETARIAT

(*Continuation sheet draft form*)

15

the Corporation was
recommended in the previous ~~previous~~
note forwarded to Govt.
as Rs 17,3 lakhs as against
Rs 20 lakhs demanded. This
assume made for a wide
gap ~~of~~ between the
enhancement decided by
the Corporation and
the modified proposal
of the ad-hoc Committee
of the Stall Holders
which Required to be
Reasonable ~~Finally~~ Reconsidered After a
thorough 'Reconsideration
of the proposal of the
Ad hoc Committee, slight
enhancements were made
~~wherever possible~~ which
provided for each category
thus
which has been agreed to
by the 'Representatives of
the Market Stall holders
also A Statement

in certain Sections

ordinary the result of such
as described finally decided
agreed upon is appended
I must consider that
these Rates are very reasonable
and worthy of consideration
by the Corporation

I am to request your Worships
to direct that these deputations
before a meeting of the
Corporation for their
acceptance so that the
long drawn out questions
may be finally settled
to the satisfaction of both
the Corporation and the
market tenants

I am however to observe
that if I was in very unsatisfactory
that a wrong statement should
have been made in the note
furnished to Gott and Mason
there is an embarrassing position
of having to convey the tenants
to accept this mistake. Some
Suitable disciplinary action may be taken against the
or official responsible for such mistake

G R S App F G 3

GENERAL AND REVENUE

SECRETARIAT

(*Continuation sheet draft form*)

17

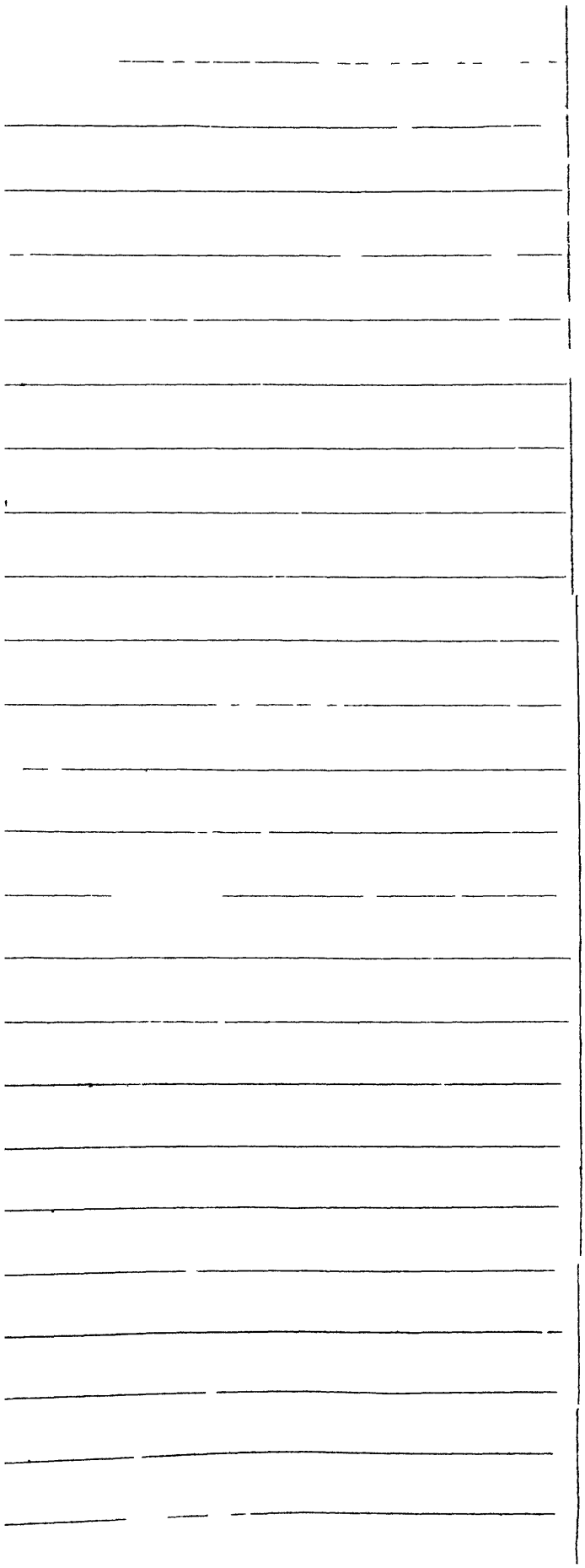
~~Should be no Records~~
~~of~~ Such ones Cases
~~before~~ Should be Disposed
awarded as before
7 years Secrecy

4/9
4/9
L S G Secy
WG 3/9/53

KG 8/9/53

Good draft

WD 01417– GPB—25 000—3-11 52



GOVERNMENT OF MYSORE

Mysore Government
~~General and Revenue~~ Secretariat,

No L. 7014 *Dated, Bangalore,* 8 Septr. *195* 3

FROM

The *Secretary to the Government of Mysore,*
L.S.G. & Planning Departments

To

The Commissioner,
Corporation of the City of Bangalore,
(through the Mayor)

Sir,

Subject:- Enhancement of rents of shops and stalls in Sri Krishnarajendra Market, Bangalore City.

I am directed to state that the tenants of Sri Krishnarajendra Market who represent the various Associations of the Corporation markets in the City filed a petition before the Government on 6th June 1953 praying to keep in abeyance the resolution of the Corporation dated 11th December 1952 enhancing the rents of stalls and shops in the various markets of the Corporation, pending orders of Government on their representation. The Minister for Local Self-Government discussed the matter with the tenants of the Market on 10th July 1953 when on a note furnished by you it was pointed out to them that the present aggregate demand for the Sri Krishnarajendra Market was Rs.12,317-13-0 per mensem against which an enhancement of Rs 5,527/- only was proposed and that even the enhanced rate of rent is considerably less than what is prevalent for similar shops near about that area. They were further told that as the duties of the Corporation are increasing day by day requiring additional resources it was not possible to suggest to reduce the rent or set aside the resolution. On their further representing that the proposed enhancement was irrational and not based on any accepted principle, they were asked to form a Committee among themselves and give a proposal which would result in the Corporation getting an increased rent of at least Rs 5,500/- from Sri Krishnarajendra Market in a manner which they considered reasonable and acceptable to the majority of stall-holders.

2. Pursuant to the above directions of the Government, they furnished a statement indicating therein the maximum rent that can be

levied in respect of the shops and stalls in Sri Krishnarajendra Market. Their proposal was for an increase of the total monthly rent from Rs 12,412/- to Rs 16,836-4-0, which they urged was very near to what the Government had suggested.

3. The representatives of the market again met in a Conference in the chambers of the Minister for Public Health and Local Self-Government on 3rd September 1953 when it was brought to notice by you that owing to an arithmetical error the enhancement proposed by the Corporation was mentioned in the previous note furnished to Government as Rs.17,844/- as against Rs 20,058/- This again made for a wide gap between the enhnacement decided by the Corporation and the modified proposal of the Ad-hoc Committee of the Stall-holders which required to be reconciled After a thorough reconsideration of the proposal of the Ad-hoc Committee, slight enhancements were made in certain sections which permitted of such increase. This has been agreed to by the representatives of the Market Stall-holders A statement indicating the rents of stalls as finally agreed upon is appended. Government consider that these rates are very reasonable and worthy of consideration by the Corporation.

4 I am to request you therefore kindly to place these decisions before a meeting of the Corporation for their acceptance so that this long drawn out question may be finally settled to the satisfaction of both the Corporation and the Market tenants

5. I am to observe that it is very unsatisfactory that a wrong statement should have been made in the note furnished to Government and placed them in an embarrassing position of having to convince the tenants to accept this mistake. Suitable disciplinary action may be taken against the officer or official responsible for ~~such~~ the mistake. Such mistakes should be scrupulously avoided in future.

Yours faithfully,

(V.Hanumanthappa)
for Secretary to Government,
L.S.G. & Planning Departments.

LNS.5.8/9

43. East Flower Stalls	14	14	1-14-0	3-0-0	4-0-0	3-0-0	2-0-0
44. Circle Verandah	32	32	2- 0-0	2-0-0	3-0-0	4-8-0	4-8-0
&x.xE		26	-do-	-do-	4-0-0	3-8-0	3-8-0
45 Bangle Stalls	13	13	1-14-0	1-1-0 to 3/-	4-0-0	3-12-0	3-12-0
46 China Stalls(Banks)	4	4	-do-	1-1-0	15-0-0	7-8-0	10-0-0
47. Behind Outer Line.	12	12	2-0-0	2-0-0	3-0-0	4-0-0	4-0-0
48. Cuttlery Stalls(Pan)	1	1	1-14-0	1-15-0	10-0-0	4-0-0	5-0-0
49. Scrap Iron stalls	101	102	"	1-1-0	5-0-0	4-0-0	2-0-0
50. Bank shops along the wholesale yard	36	36	3-12-0	3-12-0	5-0-0	4-0-0	1-0-0
51. New Flower Stalls	40	4	Nil	3-0-0	1-0-0	1-0-0	2-0-0
East Gate		10		-do-	5-0-0	5-0-0	5-0-0
		13	"	-do-	3-0-0	3-0-0	3-0-0
52. Under Eastern Stair case	1	1	Nil	10-0-0	10-0-0	10-0-0	10-0-0

(V. Hanumanthaya)
for Secretary to Government,
L.A.G. & Planning Departments.

L.D.6.8/9.

STATEMENT SHOWING THE EXISTING AND PROPOSED RENTS OF SHOPS & STALLS OF THE MARKET AREA, BANGALORE CITY

Sl. No.	Name of Section	Total No of shops	Details of shops	1942	1953	Enhancement proposed by Corporation	Ad-hoc Committee proposal	Rent decided at the meeting for shop
1.	Frontage shops	36	23	13-0-0	55-0-0	55-0-0	37-8-0	40--0-0
			13		50-0-0	60-0-0	50-0-0	50--0-0
2.	Frontage Extension	17	14	0-0-0	35-0-0	50-0-0	40-0-0	40--0-0
			2	75-0-0	55-0-0	65-0-0	65-0-0	65--0-0
			1		50-0-0	60-0-0	60-0-0	60--0-0
3.	New Shops (Grain Bazaar)	22	16	520-0	55-0-0	45-0-0	45-0-0	45--0-0
			5	62-0-0	15-0-0	(50)40-0-0	25-0-0	25--0-0
			1	--	--	--	35-0-0	35--0-0
4	Avenue Road New shops	10	10	3-4-0	40-0-0	60-0-0	50-0-0	55--0-0
		3	3	Nil	35-0-0	35-0-0	35-0-0	35--0-0
5	Cloth Bazaar	26	25	3-4-0	25-0-0	50-0-0	37-8-0	45--0-0
			2	30-0-0	30-0-0	60-0-0	45-0-0	50--0-0
6.	First Floor	34	32	Nil	30-0-0	55-0-0	30-0-0	30-0--0
			2	Nil	15-0-0	55-0-0	15-0-0	15-0--0
7.	Market Police Station	1	1	100-0-0	200-0-0	200-0-0	200-0-0	200-0--0
8.	Canteen	1	1	Nil	410-0-0	410-0-0	410-0-0	410-0--0
9.	Dark Rooms	2	2	Nil	5-0-0	5-0-0	6-0-0	6-0-0
10.	Rare Line shops	37	36	11-12-0 to 20-0-0	16-0-0 to 18-0-0	30-0-0	24-0-0	25-0-0
			1	Nil	15-0-0	15-0-0	15-0-0	15-0-0
11.	China Lane	40	South 20	12-0-0	20-0-0	30-0-0	20-0-0	20-0-0
			North 20	12-0-0	20-0-0	20-0-0	18-0-0	18-0-0
12.	China Foreman	7	East 3	4-0-0	9-0-0	20-0-0	9-0-0	12-8-0
			4	3-6-0	15-0-0	10-0-0	9-0-0	12-8-0
13.	Fruit shops	16	16	5-10-0	5-10-0	15-0-0	10-0-0	11-4-0
14	West Fruit Line Stalls	20	20	5-0-0 to 8-4-0	12-0-0	10-0-0	9-0-0	9-0-0
15.	Circle Shops	12	6	3-6-0	3-6-0	10-0-0	6-0-0	7-8-0
			6	5-10-0 to 7-0-0	5-10-0 to 7-0-0	15-0-0	10-0-0	12-8-0
16.	Evening Bazaar	56	28	3-6-0 to 6-0-0	3-6-0 to 4-0-0	10-0-0	6-0-0	8-0-0
			28	"	"	10-0-0	7-0-0	8-0-0
17.	Minor Industries	20	20	6-12-0 to 9/-	6-12-0 to 9/-	15-0-0	12-0-0	12-8-0
18.	K.V.G.Stalls (Sheds)	8	3	Nil	Nil	60-0-0	30-0-0	30-0-0

18A	V.V.G.Stalls (Including verande)	26	26	1-11-0 to 5/-	2-4-0	8/4/- to 12/-	7-8-0	7-8-0
19	G.N.V.Stalls	18	18	10-0-0	10-0-0	12-0-0	12-0-0	12-0-0
20	Plaintain lane	7	7	13-12-0 to 16/-	14-4-0 to 60/-	30-0-0	30-0-0	30-0-0
21	Grain Bazaar Shops	37	1	34-6-0	34-0-0	50-0-0	50-0-0	50-0-0
			36	11-6-0 to 13/-	14/8/- to 16/-	30-0-0	16-0-0	22-8-0
22.	Setha Rao's lane	73	10	Nil	16/4/- to 25/-	15-0-0	34-0-0	37-8-0
			25	nil	11/4/- to 15/8/-	25-0-0	22-0-0	22-8-0
			25	"	4/- to 8/2	15-0-0	10-0-0	11-4-0
			16	"	Nil	10-0-0	10-0-0	10-0-0
23.	Mysore Road Shops	23	2	11/8/- to 30/-	14/8/- to 30/-	30-0-0	25-0-0	25-0-0
			1	Nil	Nil	30-0-0	50-0-0	50-0-0
24	Vegetable stalls	82	15	1/11/- to 5/-	1/11/- to 5/-	4-0-0	2-0-0	2-8-0
			34	-do-	2/10/- to 5/8/-	4-0-0	4-0-0	4-0-0
			14	-do-	-do-	5-0-0	5-0-0	5-0-0
25A	Vegetable Shops Circle verandah	1	1	30-0-0	45-0-0	45-0-0	40-0-0	45-0-0
25	Shroff Counter	1	1	Nil	5-0-0	5-0-0	5-0-0	5-0-0
26.	East Fruit Stall	20	20	1-14-0	1-14-0	5-0-0	4-0-0	4-0-0
27.	Plaintain stalls	14	14	1-14-0	1-14-0	5-0-0	5-12-0	5-12-0
28.	S.N.Kumkum Stalls	12	12	3-0-0	3-0-0	4-0-0	3-12-0	4-0-0
29.	B.Kumkum stalls	6	6	3-0-0	3-0-0	5-0-0	5-0-0	5-0-0
30	New kumkum stalls	18	18	1/8 to 1/14	1-14-0	4-0-0	3-12-0	3-12-0
31	Kumkum stalls	8	8	1-14-0	3-12-0	4-0-0	3-12-0	3-12-0
32.	O C S Extension	2	2	4-0-0	4-0-0	8-0-0	8-0-0	8-0-0
33.	Old Cloth Stalls	29	24	10-0-0	10-0-0	10-0-0	10-0-0	10-0-0
34.	Guzari Stalls		9	3-0-0	3-0-0	7-0-0	[illegible]	[illegible]
35	Behind Grain Bazaar Stalls	12	12	[illegible]	3-4-0 to 3-8-0	6-0-0	5-0-0	[illegible]
36.	Evening Bazaar Stalls	96	95	3-0-0	[illegible]	[illegible]	[illegible]	5-0-0
37.	Foot Path Sittings	27	27	3-0-0	3-0-0	3-0-0	3-0-0	3-0-0
38.	Rear Line Stalls	1	1	4-0-0	15-0-0	15-0-0	15-0-0	15-0-0
39.	Vegetable Green Zinc	154	154	1-14-0	3/- to 4/-	5-0-0	1-8-0	4-8-0
40.	Green Zinc Stalls	60	60	-do-	-do- 5/-	5-0-0	4-0-0	4-8-0
41.	Herbs Green Zinc Stalls	60	60	-do-	-do-	5-0-0	4-0-0	4-0-0
42	Flower Hall Stalls	50	50	3-0-0	5-0-0	5-0-0	5-0-0	5-0-0

- continued on next page -

CORPORATION OF THE CITY OF BANGALORE.

No A 3-P.R 365/53-54. 7618 CORPORATION OFFICES,
BANGALORE
Dated 16th February 195 4

FROM

THE COMMISSIONER,
CORPORATION OF THE CITY OF BANGALORE,
BANGALORE

23 FEB 1954

To

The Secretary to the Government of Mysore,
L S G & Planning Departments,
BANGALORE

SIR,

Subject - Enhancement of rents of Stalls and Shops in Sri Krishnarajendra Market

Ref - Correspondence ending with your reminder No.L 7014 dated 8-9-1953

With reference to the correspondence quoted above, I write to state that the Corporation at their meeting held on the 19th November 1953 resolved that the via-media proposals in regard to the revision of rents of shops and stalls in Sri Krishnarajendra Market as arrived at, at the joint meeting of the President, Market Association, Commissioner and the Hon'ble the Minister for Local Self-Government, as detailed in the statement in the file with the modifications suggested in the Office note dated the 15th September 1953, be approved and that the revision be given effect to from 1st April 1953 as recommended by the Standing Committee (Taxation & Finance) dated 29-10-1953.

A copy of the above note dated the 15-9-1953 together with a copy of the Corporation resolution dated 19-11-1953 and als the statement as finally decided by the Corporation is enclosed herewith

The Market Staff who was responsible for furnishing wrong statement during the earlier stages of decession have been severly warned against giving incorrect figures The Market demand was frequently changing owing to frequent revision of the stall rents The Revenue Officer and also the Market Staff have been given strict instructions to keep correct and up-to-date accounts

accounts on pain of very severe punishment if any recurrence of any mistakes is to happen.

Forwarded with compliments

Yours faithfully,

(H. SAMTHARAM)
MAYOR

(K. HENJARAPPA)
COMMISSIONER.

SVR/-2

9/1921

15th September 1953

NOTE TO THE STANDING COMMITTEE (TAXATION & FINANCE)

SUBJECT - Enhancement of rents of shops and stalls in Sri Krishnarajendra Market - Repeated protests from the various associations representing the K R Market - Letter No L.7014/E2. dated the 8th September 1953 from the Secretary to the Government, L S.G and Planning Departments

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The Hon'ble Minister for Public Health and Local Self-Government met in conference the representatives of the Market on 3-9-1953 in his Chambers for discussing the various points of protest by them against the enhancement of rent The undersigned was also present with personal assistant and the Revenue Officer during the discussions

The representatives of the shop submitted a list proposing revision of rents as thought fit by them The list was scrutinised item after item, comparing the same with the list of revision of rents sanctioned by the Corporation After prolonged discussions certain via-media proposals were arrived at satisfying all concerned A consolidated list (Flag A) is put up showing (1) the rates and demand sanctioned by the Corporation, (2) the rates and demand now agreed to during the discussion and (3) the difference between these two rates and demand

After the discussions, the representatives met the undersigned again and requested certain verbal alterations being made in the 3 cases of stalls which only meant an adjustment by lowering the rates in one case by Rs 2-8-0 and by raising the same equally in other two cases, resulting in no change of the position of the demand arrived at during the conference So I agreed to these verbal changes

The position is summarised as follows -

1) The old demand per month prior to revision	Rs.12,753-15-0
2) The demand per month as per revision sanctioned by the Government	Rs 20,409- 0-0
3) The demand per month as per proposals put up by the Representatives of the shops	Rs.16,716- 0-0
4) The demand that would work out if the present via-media proposals are adopted	Rs 17,849-12-0

By the revision sanctioned by the Corporation we would be getting a surplus over the original demand to the extent of Rs.7,655-1-0 per month or Rs 91,860/- per year, viz., 60% increase on the original demand Whereas by giving effect to the new proposals the surplus would be Rs 5,095-13-0 or Rs 61,149-12-0 per year

The undersigned is strongly in favour of giving effect to the new proposals (which gives us 40% increase on the original demand) as all the parties have agreed to them In this connection, it is also pointed out that there is legal difficulty in giving effect to the enhanced rent sanctioned by the Corporation and that about 500 suits have been filed in the Court by the shop keepers They have agreed to withdraw the suits in case the new proposals of revision is given effect to In view of the these circumstances, the undersigned is of the view that the new proposals may be given effect from 1-4-1953 as sugested by the Government during the Conference

The matter is placed before the Standing Committee (Taxation and Finance) in the first instance as an urgent subject and then before the Corporation for favour of approving the fresh proposals as arrived at in the meeting of the President of the Market Association, Commissioner and the L S G Minister The details of revision are noted in column

P t o.

in column 6 of the enclosed statement

(Sd.) K BENJERAPPA,
COMMISSIONER

" C O P Y "

FOR COMMISSIONER,
CORPORATION OF BANGALORE

SVR/-

Resolution passed at the Adjourned meeting of the Corporation of the City of Bangalore, held on the 19th November 1953.

Additional Subject No.5. Recommendation of the Standing Committee (Taxation & Finance) dated 29th October 1953, that the via-media proposal in regard to revision of rents of shops and stalls in Sri Krishnarajendra Market referred to in the office note dated the 15th September 1953 as arrived at the joint meeting of the President, Market Association, Commissioner and L S G Minister and as detailed in the statement in the file be approved and that the revision be given effect to from 1st April 1953.

Sri A. Chengalroya Naidu moved the following resolution -

"Resolved that the via-media proposals in regard to the revision of rents of shops and stalls in Sri Krishnarajendra Market as arrived at, at the Joint meeting of the President, Market Association, Commissioner and the Hon&ble Minister for L S G , as detailed in the statement in the file with the modifications suggested in the office note dated 15th September 1953, be approved and that the revision be given effect to from 1st April 1953 as recommended by the Standing Committee (Taxation and Finance) dated 29th October 1953".

Sri J Lingiah seconded the resolution and it was passed

(Sd) P. Hanumanthaiah,
Mayor

" C O P Y "

FOR COMMISSIONER,
CORPORATION OF BANGALORE

SVR/-

Sl. No.	Description of Stalls.	No. of Stalls.	Rate sanctioned by the Corporation.	T o t a l.	Rate decided on 3-9-53 during the meeting with the Government.	T o t a l.	Difference.
1.	2.	3.	4.	5.	6.	7.	8.
1.	Frontage.	2	65-0-0	130-0-0	55-0-0	110-0-0	20-0-0
		34	50-0-0	1,700-0-0	40-0-0	1,360-0-0	340-0-0
2.	Frontage Extension.	(17)					
	1 & 7.	2	65-0-0	130-0-0	65-0-0	130-0-0	- --
		1	60-0-0	60-0-0	60-0-0	60-0-0	- - -
		14	50-0-0	700-0-0	45-0-0	630-0-0	70-0-0
3.	New shops Grain Bazaar.	(20)					
	63 to 77	15	45-0-0	675-0-0	45-0-0	675-0-0	- - -
	70A to 70E.	5	30-0-0	150-0-0	25-0-0	125-0-0	25-0-0
4.	Avenue Road Shops.	10	60-0-0	600-0-0	58-0-0	580-0-0	20-0-0
		3	35-0-0	105-0-0	35-0-0	105-0-0	- - -
5.	Cloth Bazaar Shops.	(28)					
		2	60-0-0	120-0-0	50-0-0	100-0-0	20-0-0
		26	50-0-0	1,300-0-0	45-0-0	1,170-0-0	130-0-0.
6.	I Floor Shops.	31	35-0-0	1,085-0-0	30-0-0	930-0-0	135-0-0
		2	15-0-0	30-0-0	15-0-0	30-0-0	- - -
7.	Market Police Station.	1	200-0-0	200-0-0	200-0-0	200-0-0	- - -
8.	Corporation Canteen.	1	410-0-0	410-0-0	410-0-0	410-0-0	- - -
9.	Dark Room.	2	12-0-0	12-0-0	12-0-0	12-0-0	- - -
10.	Rear Mine Shops.	36	30-0-0	1,080-0-0	25-0-0	900-0-0	180-0-0
	1 A	1	15-0-0	15-0-0	15-0-0	15-0-0	- - -
11.	China Line South.	20	30-0-0	600-0-0	20-0-0	400-0-0	200-0-0
12.	China Line North.	20	20-0-0	400-0-0	18-0-0	360-0-0	40-0-0
13.	China Varanda East.	3	10-0-0	30-0-0	9-0-0	27-0-0	3-0-0
	-do- West.	4	10-0-0	40-0-0	9-0-0	36-0-0	4-0-0

1.	2.	3.	4.	5.	6.	7.	8.
	B.F.						
27.	East Fruit Stalls.	20	5-0-0	100-0-0	4-0-0	80-0-0	20-0-0
28.	Plantain Stalls.	44	5-0-0	220-0-0	4-0-0	176-0-0	44-0-0
29.	East New Kum kum Stalls.	12	4-0-0	48-0-0	3-12-0	45-0-0	3-0-0
30.	Behind Kum kum Stalls.	6	5-0-0	30-0-0	5-0-0	30-0-0	- - -
31.	Kum kum Stalls.	8	4-0-0	32-0-0	3-12-0	30-0-0	2-0-0
32.	New Kum kum Stalls.	18	4-0-0	72-0-0	3-12-0	67-8-0	4-8-0
33.	Old Cloth Extension.	2	8-0-0	16-0-0	8-0-0	16-0-0	- - -
34.	Old Cloth Stalls (Newly constructed).	20	10-0-0	200-0-0	10-0-0	200-0-0	- - -
35.	Old Stalls.	9	7-0-0	63-0-0	6-0-0	54-0-0	9-0-0
36.	Guzari Stalls.	5	6-0-0	30-0-0	5-0-0	25-0-0	5-0-0
37.	Behind Grain Bazaar.	12	5-0-0	60-0-0	5-0-0	60-0-0	- - -
38.	Evening Bazaar.	96	6-0-0	576-0-0	5-0-0	480-0-0	96-0-0
39.	Read Zinc Stalls.	1	15-0-0	15-0-0	15-0-0	15-0-0	- - -
40.	Veg. Green Zinc Stalls.	154	5-0-0	770-0-0	4-8-0	693-0-0	77-0-0
41.	Green Zinc Stalls.	60	500-0	300-0-0	4-0-0	240-0-0	60-0-0
42.	Herbs Green Zinc Stalls.	60	5-0-0	300-0-0	4-0-0	240-0-0	60-0-0
43.	Flower Hall Stalls.	1150	5-0-0	250-0-0	150-0	250-0-0	- - -
44.	East Flower Stalls.	14	4-0-0	56-0-0	4-0-0	56-0-0	- - -
45.	Circle Verandah.	26	5-0-0	130-0-0	4-8-0	117-0-0	13-0-0

47.	Behind China Stalls.	41	15-0-0	60-0-0	10-0-0	40-0-0	20-0-0
48.	Behind Minor Industries	12	6-0-0	72-0-0	4-0-0	48-0-0	24-0-0
49.	Cutlery Stalls.	1	10-0-0	10-0-0	5-0-0	5-0-0	5-0-0
50.	Scrap Iron Block.	104	5-0-0	520-0-0	4-0-0	416-0-0	104-0-0
51.	Bunks along the whole-Sale Yard	35	5-0-0	175-0-0	4-0-0	140-0-0	35-0-0
52.	New Flower Stalls West-Gate.	18	5-0-0	90-0-0	5-0-0	90-0-0	- - -
		9	4-0-0	36-0-0	4-0-0	36-0-0	- - -
		13	3-0-0	39-0-0	3-0-0	39-0-0	- - -
53	Under Stair Case.	1	10-0-0	10-0-0	10-0-0	10-0-0	- - -
54.	Foot Path	27	3-0-0	81-0-0	3-0-0	81-0-0	- - -
				20,409-0-0		17,849-12-0	2,559-4-0

N Seeeeeeyer
FOR COMMISSIONER,
CORPORATION OF BANGALORE

SVR/2.

9
2017

14.	Fruit Sho...	1 to 8 9 to 16.	15-0-0	240-0-0	10-8-0	180-0-0	60-0-0
15.	West Fruit Line Stalls.	20	10-0-0	200-0-0	9-0-0	180-0-0	20-0-0
16.	Circle Shops.	6	10-0-0	60-0-0	7-8-0	45-0-0	15-0-0
		6	15-0-0	90-0-0	12-8-0	75-0-0	15-0-0
17.	Evening Bazaar.	56	10-0-0	560-0-0	8-0-0	448-0-0	112-0-0
18.	Minor Industries.	20	15-0-0	300-0-0	12-8-0	250-0-0	50-0-0
19.	New Vegetable Green Stalls.	26	8-0-0	208-0-0	7-8-0	195-0-0	13-0-0
20.	New Shops.	13	4-0-0	52-0-0	4-0-0	52-0-0	- - -
		(8)					
		3	60-0-0	180-0-0	60-0-0	180-0-0	- - -
		2	40-0-0	80-0-0	40-0-0	80-0-0	- - -
		3	20-0-0	60-0-0	20-0-0	60-0-0	- - -
	Ground Nut Mundy Veg. Stalls.	18	12-0-0	216-0-0	12-0-0	216-0-0	- - -
21.	Plantation Line.	7	30-0-0	210-0-0	30-0-0	210-0-0	- - -
22.	Grain Bazaar No. 37.	1	50-0-0	50-0-0	50-0-0	50-0-0	- - -
	2-A.	1	35-0-0	35-0-0	35-0-0	35-0-0	- - -
		36	30-0-0	1,080-0-0	20-0-0	920-0-0	160-0-0
23.	Sethu Rao Street.	10	45-0-0	450-0-0	37-8-0	375-0-0	- - -
		25	25-0-0	625-0-0	22-8-0	562-8-0	62-8-0
		25	15-0-0	375-0-0	11-4-0	281-4-0	93-12-0
		16	10-0-0	160-0-0	10-0-0	160-0-0	- - -
24.	Mysore Road Shops.	22	30-0-0	660-0-0	28-0-0	616-0-0	44-0-0
	Beer Shop.	1	30-0-0	30-0-0	30-0-0	30-0-0	- - -
25.	Vegetable Stalls.	182					
	15 - 42 to 56		4-0-0	60-0-0	2-8-0	37-8-0	22-8-0
	54 - 70 to 82		4-0-0	216-0-0	4-0-0	216-0-0	- - -
	13 - 1 to 41 & 57 to 69.		6-0-0	78-0-0	5-0-0	65-0-0	13-0-0
	Veranda.	1	45-0-0	45-0-0	45-0-0	45-0-0	- - -
26.	Shroff Counter.	1	4-0-0	4-0-0	5-0-0	5-0-0	(-) 1-0-0

Hanjerappa, BA BL
COMMISSIONER

3

CORPORATION OFFICES,
BANGALORE

No A Pr 54/53-54

Dated 11th June 1953

Secretary - Secs note + Proceedings presented to L S G Minister

SECRETARY TO GOVERNMENT
13 JUN 1953
L S G DEPTT

Dear Sir,

As desired by the Hon'ble Minister, I forward herewith for perusal a note with regard to the enhancement of rents of stalls and shops in the various markets of the Corporation

Yours sincerely,
Hanjerappa
11/6

Sri G V K Rao, I A S
Secretary to the Government of Mysore,
Local Self Government Department,
Bangalore

35

No A3 Pr 54/53-54

Office of the Commissioner,
Corporation of Bangalore,
Dated 11th June 1953

SUBJECT Enhancement of stall rents of Markets, Representations to the Government of Mysore, L S G Department by the Market Union and Krishnarajendra Market Merchants' Association etc

As desired by you for the information of the Minister I furnish below a note on the resolution orthe Corporation in regard to the enhancement of rents of stalls and shops in Sri Krishnarajendra, Russell Markets etc of the City and Civil Station of Bangalore

"The Corporation at their meeting held on 13-8-1951 appointed a special Sub-committee consisting of the Chairman,, Standing Committee (T & F) and two Corporators Sriyuts N Pamamurthy and D R Shivappa to go into the question of the gereral revision of the rents of shops and stalls in the several markets of the City and Civil Stations of Bangalore The revision was found necessary for the following reasons -

(1) The existing rates of rents of shops and stalls were fixed about 20 years ago in respect of the City Market and a few years back in respect of the Civil Station Market

(2) The existing rents were very low compared with the rates of private shops buildings in the vicinity of the market

(3) During the interval of these years whenever there were vacancies of shops or stalls they were sold either by auction or by leasing out on applications on enhanced rental There were also new construction of shops in the markets whose rents were fixed on the basis of five to six percent of the capital cost During 1950 and the year preceding to it the rents of two blocks in the City Market (1) frontage extension shops (2) Evening Bazaar shops were revised Consequently the rents of the several shops and stalls in the same block varied abnormally though the dimensions and the prominence or these shops and stalls were the same

(4) Complaints were received from the stall holders pointing out the anomalies in regard to varying rates of rents

(5) While passing the budget, the Standing Committee and the Corporation had stressed the necessity for enhancement of rents and made enhanced provision under "Market Revenue "

(6) The Rent Control Act provides an increase of rent upto 150 % of the rates prevailed in 1942 in respect of non-residential buildings

The Sub-Committee went into whole question and finished their labours in regard to the revision of rents by 21st January 1942 and the Standing Committee (T & F) approved ~~with~~ the recommendations of the Sub-committee at their meeting held on 21-1-1952 The entire matter came up before the Corporation on 14-5-1952 who approved of the above recommendations for revision of rents The revision was to take effect from 1-4-52 Vollies of protests were received both against the revision of rent and also against the retrospective effect of it The Corporation Advocate who was consulted in the matter opined, that, legally due notice should be given to the parties before enhancement could be given effect to and that enhancement of rent cannot be given effect to retrospectively So the entire matter was again placed before the Standing Committee (T & F) and the Corporation At the invitation of the Standing Committee (T & F) the various Market Associations and Unions who protested against the enhancement and the Chairmen of the various Corporation Standing Committees were present during the discussions of the subject Every one had his say in the matter and the whole matter was discussed thread-bare With a few modifications in the original approved list of enhancement as a result of the discussion, the entire matter was placed before the Corporation who at their meeting held on 11-12-1952 aproved of the modification and suggestions recommended by the Standing Committee (T & F) with the proviso that the revision of rent may be given effect to from 1-1-1953 Necessary notice was given before giving effect to the resolution Protests were again received from the several Market Associations and stall holders against the enhanced rent

Their protests were based on the following points

(1) The enhancement of rent proposed is abnormal considering the trade depression

(2) The fixing of rents on the basis of rents claimed by private land lords will not be correct since the market merchants are paying the gate fee also

In this connection it is pointed out, that the representations of the Unions and stall holders were heard by the Standing Committee (T & F) and the stalls were inspected by the S C (T & F) before deciding on the rates finally

The following are the figures as per original demand with that of enhanced rent

		Old Demand	Enhancement	New Demand
(1)	Sri K R Market	12,317-13-0	5,527- 0-0	17,844-13-0
(2)	Other Minor Markets	1,568- 0-0	281- 0-0	1,849- 0-0
(3)	Russell Market and Ceneral Market	6,645- 4-0	1,006- 0-0	7,651- 4-0
	Total	20,531- 1-0	6,814- 0-0	27,345- 1-0

The enhancement on the whole, is only Rs 6,814/- per mensem and the same works out to 33 % as against the provision of 150% of the rent prior to 1942 contemplated in the Rent Control Act Besides, the provisions of the Rent Control Act regarding the enhancement of rent are not applicable to Corporation as the same is exempted In spite of it the Corporation has not taken advantage of raising the rents upto 150% but restricted the same to 33% in the average It is also not correct to say that all the stall holders are paying the t gate fee In consideration of the above points the Corporation at their meeting held on the 7th May 1953 was not impressed with the protests and resolved in giving effect to the enhancement as already decided upon

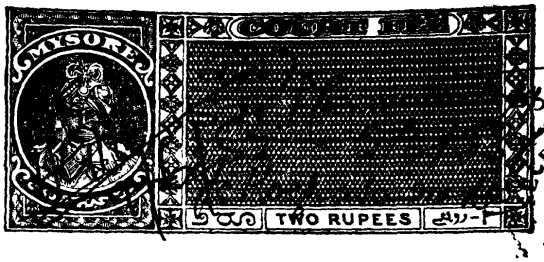
In short it can be said that the protests and grievances are more of an immaginary nature than real There is absolutely no ground for reconsideration

JCH engrossed 1116

COMMISSIONER

11/6/53

TNL/-



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BEFORE THE GOVERNMENT OF MYSORE, LOCAL SELF GOVERNMENT

BANGALORE

CM 115-53-1

The Adhoc Committee of the Sri Krishnarajendra Market Tenants, Bangalore) Petitioners

The petitioners who represents the various associations of the Corporation Market in the City of Bangalore viz -

1) The Bangalore Corporation Markets Union,
2) Sri Krishnarajendra Market Merchants Association,
3) Sri Krishnarajendra Market Vegetable and fruit Mercnants Sangha,
4) Muslim Merchants Progressive Association of S K R Market,

and the tenants of the markets in the management of the Corporation of Bangalore prefer this petition - and pray as under -

The Corporation authorities have, by means of a resolution dated 11th December 1952 ordered that their decision to claim enhanced rents from the tenants oe implemented and they have rejected the - several representations of the tenants for a reconsideration of the order directing payment of higher rents A copy of the Memorandum which was submitted to the Corporation is herewith produced and the same may be read as part hereof

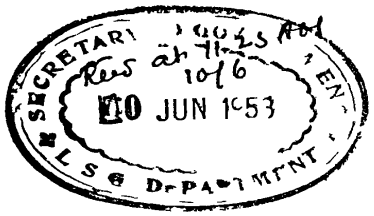
The demand for payment of higher rents made by the Corporation against the tenants has occassioned serious consternation, anxiety and dislocation among the tenants. The situation necessitates an immediate interference by this Benign Government in order that

OFFICE OF THE MINISTER FOR LAW AND LABOUR

Subd

The Hon Min desires that the Comr, corporation, may be requested to meet him after the receipt of the note from the Secy. Hence this is subd to the L S & Secy

KM
9/6/53



security and confidence may be established among the tenants

The demand by the Corporation for payment of higher rents is wholly out of place in these days of depression and if enforced, will ruin most of the tenants The petitioners beg to submit that the corporation authorities have so far dealt with the matter in a summary manner and the conditions and difficulties of the tenants have not been considered as required

Petitioners therefore pray that the Government may be pleased to call for the papers concerned and to direct that the question of enhancement of rents now proposed by the corporation be dropped

By a stroke of pen the corporation intends to make orders affecting over a thousand tenants whose main-stay in life is the business which they are carrying in the Corporation shops The demand made is arbitrary and in most cases occassions utter ruination to the tenants The entire body of tenants are affected and are upset They earnestly hope that this Benign Government will appreciate the grivity and seriousness of the situation and will issue directions that the demand made by theCorporation will be kept in abeyance pending hearing of this petition, as otherwise serious complications will be created

It is prayed that early orders may be issued in this behalf.

S M Munivenkatappa
Chairman,
Ad Hoc Committee of
Sri Krishnarajendra Market Tenants
Bangalore - 2

Bangalore)
6th June 1953)

TENANTS ASSOCIATIONS • S K MA... BANGALORE 2

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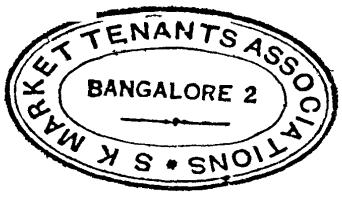

TO

THE HONOURABLE MAYOR IN COUNCIL,

Corporation of the City of Bangalore,

BANGALORE

Sir

The Tenants of Sri Krishnarajendra Market, the Russel Market and other markets of the Corporation of City of Bangalore respectfully beg to submit through their undermentioned representative organisations, this memorandum and appeal and request that the resolution of the Corporation of 11 12-1952 enhancing rents in respect of shops and stalls may please be reconsidered and the same be fixed on an equitable and reasonable basis for reasons stated below

1 The enhancement proposed is highly excessive and is far beyond the limits allowed even to a private land lord

2 The Market Merchant is a petty trader and hardly a capitalist The sudden and abnormal enhancement as proposed will seriously effect his standard of living which is even now pitiably low The tenants in very many cases will be totally ruined in case the enhancement proposed is to be enforced

3 Depression has set in the business market and elsewhere and has reduced the turn over of business by 50% and more and therefore the time is most inoppertune for any enhancement

4 Fixing rents for the shops and stalls in the market on the basis of rents claimed by private land lords will not be correct

5 The Corporation markets are for the needs of its citizens whereas shops are let out by private land-lords for their own ends Several restrictions imposed on tenants occupying stalls and shops in the corporation markets are not found in the case of tenants occupying buildings belonging to private land lords

6 The Market Merchant is paying an additional, special payment called the Gate Fee which worksout in certain cases to more than 500% of the rent

7 An actual enquiry on the spot round about the market will show that the rents even for private owned shops have in the majority of the cases, either not at all been enhanced even once in the past 15 or 20 years or the aggregate enhancement will not exceed 25% and that in several cases the rate of rents in private owned buildings are comparatively lower than the rents now existing (prior to the proposed enhancement) in their neighbouring market shops

8 The rents of the market shops have been enhanced several times from time to time i e

1928	10%
1932	12½%
1934	25%
1940	20%

This comes to 167% of what it was in 1928 In several instances and sections there has been further increase even subsequent to 1940 The gate fee was also enhanced in 1932 from 2 to 6 times

The light charges where lights are provided are also increased beyond proportions

9 The basis of enhancement has althrough been not to increase by more than 25% The enhancement now proposed works out to 180% to 200% in many cases It is higly inappropriate that enhancement should be proposed in case where there has been increase several times

10 The entire community of market merchants should not be penalised by general enhancement for alleged prevelence, in some cases, of acts such as sub letting or transfer of leases Such cases are very few and individual

11 The rents now proposed and demanded are highly discreminating and un uniform

12 For these reasons it is prayed that

(*a*) the rents of those shops that were either enhanced or determined so recently as 2 years or so should be left as they are

(*b*) the rents of the remaning shops be enhanced wherever necessary or reasonable on an uniform percentage basis not exceeding in any case a 25%

(*c*) should the corporation decide the other course of enhancement i e , the sectional basis and have rents determined on that basis then since the method naturally involves a discremination and a thorough enquiry into the prevalent difficulties and possibilities the representatives of the market merchants, at that stage be taken into confidence, so that the case of each particular section may be properly and fully represented

(*d*) regarding the Russel Market it is prayed that since the rents are already excessive the enhancement now proposed be dropped

Thanking you and assuring you our earnest cooperation at all times

Yours faithfully
(Sd) S M SAGAR
Convener

Bangalore City
Dated 1953

1 Sri Krishnarajendra Market Union
President (*Sd*) P Krishnappa, B A LL B
Vice-President (*Sd*) B Neelakanta, B SC LL B
Secretary (*Sd*) S M T Naidu,

2 Sri Krishnarajendra Market Merchants Association
President (*Sd*) Dr J B Singh
Secretaries (*Sd*) A K Chennappa
(*Sd*) B Govindiah Setty

3 Sri Krishnarajendra Market Vegetable & Fruits Merchants Association
President (*Sd*) S M Munivenkatappa, M A
Secretaries (*Sd*) R V Venkateshappa
(*Sd*) M Venkappa

4 Muslim Merchants Progressive Association, S K R Market
President (*Sd*) S Abdul Gaffoor
Secretaries (*Sd*) S Abdul Sattar
(*Sd*) M A Azeez

5 On behalf of other Tenants (*Sd*) M N Seetharamiah

Ananda Power Press

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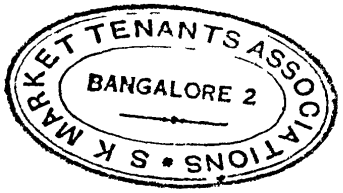

Statement

Showing the percentage of enhancement of Sri Krishnarajendra and Russull Market Shops as per resolution of Corporation dated 11 12 52

(The Rents prevailing in the Majority of the Shops in the row is taken as the basic rent)

No	Name of the Section	Rent before Enhance ment	Enhanced on 14 5 52	Enhanced on 11 11 52	%	Remarks
1	Frontage ground floor	20 0 0	50 0 0	50 0 0	150 %	Rent of Frontage Shops was enhanced in Dec 1949 from 20 to 50 and after representation it was reduced to Rs 35 with mutual concent on 17 11 50 Again it has been raised to Rs 50 In item No 23 the shop has been leased to one party and the passage to another The rents of both have now been enhanced and the total works out to more than 500/
2	Extention	25 0 0	30 0 0	50 0 0	10 %	
3	,, 1st floor	40 0 0	35 0 0	35 0 0		
4	China Rear Lane	15 0 0	30 0 0	30 0 0	100 %	
5	, Stall front	12 0 0	30 0 0	30 0 0	150 /	
6	, Back	12 0 0	20 0 0	20 0 0	66 /	
7	West Zinc fruit stall	8 0 0	12 0 0	10 0 0	25 /	
7a	East fruit stalls	6 0 0	12 0 0	10 0 0	66 /	
8	China	6 0 0	10 0 0	10 0 0	66 /	
9	Fruits Stalls	5 10 0	15 0 0	15 0 0	190 /	
10	Sethu Rao Street Back	6 4 0	15 0 0	15 0 0	150 /	
11	Sethu Rao Street (small) 28 Shops	12 8 0	30 0 0	25 0 0	100 /	
12	9 Big Shops	16 8 0	50 0 0	45 0 0	190 /	
13	Gundopanth Street	25 0 0	50 0 0	50 0 0	100 /	
14	Scra pIron Stall	4 0 0	12 6 0	10 0 0	150 /	
15	Outside Cutlery Wholesale Yard	3 12 0	6 0 0	5 0 0	33 /	
16	Industrial Stalls	6 12 0	15 0 0	15 0 0	140 /	
17	Plantain Lane	3 12 0	10 0 0	10 0 0	195 %	
18	Zinc Stalls Sugar Cane	3 6 0	10 0 0	10 0 0	230 /	
19	Old Cloth Stall	3 0 0	10 0 0	6 0 0	100 /	
20	Grain Bazaar	11 8 0	30 0 0	30 0 0	170 %	
21	Green Zinc	3 0 0	6 0 0	5 0 0	66 %	
22	Vegetable Stalls Front Line	2 13 0	6 0 0	5 0 0	66 /	
23	Rear	1 11 0	5 0 0	4 0 0	125 %	
24	Circle Verandha	2 0 0	5 0 0	5 0 0	150 %	

[P T O]

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STATEMENT No II

Showing the percentage of enhancement in shops under Public management

No	Name	Previous Rent	Enhanced Rent	Percentage of enhance ment
1	Muslim Hall Shops	No enhancement for permanent tenants and an increase from 25 to 30, 30 to 35 and 35 to 40 in some cases		
2	Doddanna Charities			
	Marwari Shops			
	(a) Small Size	12 0 0	18 0 0	50 %
	(b) with family quts,	27 0 0	36 0 0	33 %
3	Gundopanth Shops	Not more than a 25% Enhancement		
4	Naranarayana Choultry Shops	No Enhancement		

BEFORE THE GOVERNMENT OF MYSORE (LOCAL SELF GOVT)

B A N G A L O R E .

PETITIONERS :-

Tenants of

1 Sri Krishnarajendra Market,
2 Russel Market and
other markets of the Corporation
of City of Bangalore.

The petitioners beg to submit as under.-

1 Petitioners are tenants of the Corporation occupying shops and stalls belonging to the Corporation paying rents agreed between petitioners individually. The leases concerned have been in existence for several years past. Rents in respect of the shops and stalls leased have now and then been increased and enhanced by mutual agreement and cooperation The rents that petitioners are now paying are reasonable, fair and brought uptodate in regard to the quantum and the rate payable. Despite all this, by means of a resolution dated 11-12-52 the Corporation has resolved that the rents in respect of the shops and stalls shallbe increased and petitioners are served with notices to the effect that the rents are enhanced The enhancement in rent is made in a manner wholly unsuitable and unjust occasioning thereby serious injuries and injury to petitioner

The resolution dated 11-12-52 is without

jurisdiction ultravires, illegal and cannot be be sustained in law. Petitioners are as stated above are tenants in respect of the premises le sed and are in possession of the shops under specific contracts of the leases and the rents payable by them cannot be enhanced or otherwise altered in the manner proposed by an unilateral act ignoring the interests of petitioners. The Corporation has sought to put at nought and altogether ignored the fact that petitioners are lessees of the shops. Petitioners have not been consul ed in the matter and their consent has not been obtained in arriving at the rent now sought to be enforced against them Petitioners beg to submit that the Corporation has by means of the resolution been trying to get behind solemn contracts of tenancy totally against the interests of petitioners and in a manner wholly opposed to law and justice The resolution dated 11-12-53 is liable to be set aside.

3. By means of resolution dated 11-12-52 the Corportion has proposed to increase the rents in a manner wholly opposed to law and principles of justice. On several cases the increase in rent works out beyond all reasonable proportions. By means of resolution dated 11-12-52 the Corporation has acted in an unsuitable and unperfect manner and the resolution is therefore liable to be dealth with and cancelled under Section 45 of the City of Bangalore Municipal Corporation Act . The resolution if allowed to continue will affect thousands of tenants and willoccasion ruination and dislocation of business It is therefore necessary in the interest of justice that the Corporation should be directed to reconsider their resolution dated 11-12-52.

refer - 15
corresp - 44